

1 **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**
2 **Board of Directors Meeting Minutes**
3 **Wednesday, March 9th, 2022 at 9:30 AM**
4 **Location: Card Room KPNCH**

5
6 **Roll Call:** President Jim Haggerty, Treasurer Jayne Nardin, Vice President Chris
7 Robinson, Secretary David Wetmore, Director Les Raba, Director Forrest Davis and
8 Director George Cordelli were present and a quorum was established.

9
10 **Call to Order:** President Haggerty called the meeting to order at 9:30 am.

11
12 **Minutes:**

13
14 • **January 12, 2022 Master Association Board of Directors Meeting**

- 15
16 ○ President Haggerty moved to approve the January 12th, 2021, Master
17 Association Board of Directors Meeting Minutes. The Motion was
18 seconded by Director Forrest Davis. The Motion passed.

19
20 • **Reports**

- 21
22 ○ Treasurer's Report was presented by Jayne Nardin
23 ○ President's Report was presented by Jim Haggerty
24 ○ Disaster Planning Committee Report was presented by MaryAnn Meeker
25 ○ Strategic Planning Committee Report was presented by Eileen Peco

26
27 • **New Business**

- 28 ○ Vice President Chris Robinson moved to ratify approval of the underdrain
29 leak and road depression repair in Lyndhurst by Global Engineering for
30 \$9,992.03. The motion was seconded by Director Forrest Davis. The
31 Motion passed.
32 ○ Treasurer Jayne Nardin moved to ratify approval of adding fasteners to
33 the bridge decking on Clubhouse Drive Bridge by Global Engineering for
34 \$6,630. The motion was seconded by Director Les Raba. The Motion
35 passed.
36 ○ Director Forrest Davis moved to ratify approval of undrain, subbase, and
37 asphalt repair on Holkham Place by Rose Paving for \$70,803.20. The
38 motion was seconded by Director George Cordelli. The Motion passed.
39 ○ Vice President Chris Robinson moved to ratify approval of Sod
40 Replacement by Ana Garcia in Lyndhurst for \$6,000, Oakley Green for
41 \$10,500, Yorkshire for \$14,500. and Acadia for \$15,800 with funding
42 coming from pooled reserves. The motion was seconded by Director
43 George Cordelli. The Motion passed.
44 ○ Director Forrest Davis moved to ratify approval of a pump replacement at
45 the upper loop 40 pump station by ITS for \$19,587.76 with funding coming
46 from pooled reserves. The motion was seconded by Forrest Davis. The
47 Motion passed.


48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77

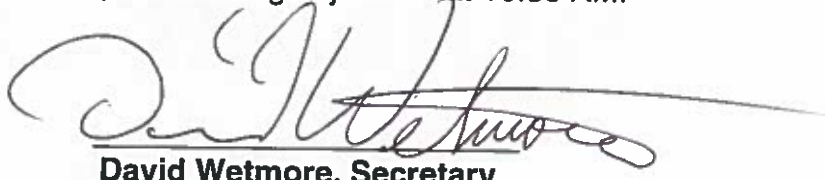
- Director George Cordelli moved to ratify approval of drilling a new recharge well to service controller 55 (Portsmouth/Corinth) by American Pump for \$14,625 with funds coming from pooled reserves. The motion was seconded by Director Forrest Davis. The Motion passed.
- Director Forrest Davis moved to ratify approval of retrofitting the upper loop pump station with a Precision Pump retrofit system from ITS for \$15,525. The motion was seconded by Director George Cordelli. The Motion passed.
- Treasurer Jayne Nardin moved to ratify approval of the 3-year hog removal contract with Wilson's Animal Removal at \$24,000 per year. The motion was seconded by Director Chris Robinson. The Motion passed 7-0.
- Director Chris Robinson moved to ratify approval of the 3-year irrigation maintenance contract with Irrigation Technical Services (ITS) \$1,348,800 for the first year with a 3% increase each additional year. The motion was seconded by Director Forrest Davis. The Motion passed.

- **Open Forum**

- Members made comments and asked questions regarding irrigation, paving, Clublink property, and email communications

Adjournment: There being no further business, the meeting adjourned at 10:30 AM. –
March 9, 2022.


Kathy Crawley
Administrative Assistant


David Wetmore, Secretary

President`s Report March 09, 2022

On behalf of the board I would like to take this opportunity to thank the following Master Association committees : The Strategic Planning Committee, Disaster Planning Committee, Landscape and Irrigation Committee, Traffic Committee, Pond Committee and Finance Committee. The members of these committees are all volunteers and have devoted many hours at meetings and researching issues all for the benefit of the Master Association and the residents of Kings Point for this we say Thank You.

I would also like to thank the Master Association Staff Shawna Deiulio, General Manager, Kathy Crawley Administrative Assistant, Tiffany Decker Administrative Assistant, Gary Nelson Infrastructure Operations, Denny Brinsinger Field Manager and David Rivera Water Manager. This has been an unusual year for the Master and we thank you for your help and guidance working thru all of our problems.

As I stated earlier this has been an unusual year for the Master Board with Irrigation being our biggest problem. As we reported at previous meetings we have replaced the contractor, the field manager and the water manager. We feel these changes have benefited the residents and the results and feed back have been positive.

I would remind the very few that feel it is proper to bully the help and yell and threaten them, these actions will not be tolerated.

I will also inform the residents that are here today, we have been informed by First Service that they will not act on after hour Irrigation Problems. While we understand this, the Master is in the process of hiring an answering service to forward calls to our management team.

We will also meet with the Federation Board to see if we can streamline this process.

And to end on a positive note, as some of you know my wife and I are grandparents of triplets, Ashley, Kathleen and Daniel will be 21 tomorrow. Please join me in saying Happy Birthday to them.

Thank You.



This portion of the Minutes has been redacted from the online version of the minutes due to the nature of the financial information presented. The unredacted financial report can be requested by association board members via email. Please submit the request to master@kpmaster.com

KINGS POINT COMMUNITY PLAN LAND USE ASSESSMENT

93 Acres of Wetland and Cypress Head

- Drainage Issues
- Easements
- Pond Management

Glouchester Blvd. Emergency Exit

- Preliminary discussion with DOT
- Emergency Use only – controlled by sheriff
- Est. \$180K - \$250K

T-POD Area at Kings & Kings Blvd

- Needs assessment – excessive cost to construct infrastructure to accommodate any building
- Construction.
- Possible rezone for recreation

TECO Solar Street Lighting

- Investigating - may require change to structures
- Evaluating cost to implement vs savings to electric costs

Electric Lines Buried Underground

- TECO has a plan to bury lateral lines. Unfortunately KP lines are feeder lines which are very costly to bury underground – as much as \$500.00/linear foot

Build on Closed Courses?

- 5 years left on the ClubLink Lease
- ClubLink has not been amenable to sell the property to Kings Point
- Building would require changes to the zoning (with home-owner approval)
- Use for low-cost recreational activities for residents – outdoor fitness equipment is popular and could become an additional amenity – need to work with Land Trust Management regarding possible fitness opportunity

Front Entrance Enhancements

- Need to address the back-up of traffic caused by the existing visitor lane configuration
- Reviewing previous traffic engineering and landscape design evaluations
- Researching electronic arms, etc. as alternatives/additions to current procedures and staffing
- Develop landscape enhancements to be done once gate/lane changes are completed

Introduction of the Master Disaster Planning Committee- Mary Ann Meeker, Chair

Background for developing a Master Disaster Planning Committee- during the planning involving the Leadership Team, it became clear the Master needed to have a committee associated with the group working on the Disaster Planning.

The Master is in charge of the roads, maintenance and repair and should take a key role in any and all types of disasters in the community. They should have a good working relationship with USI, Mack, Mack and Waltz and the landscapers.

Our committee is appointed yearly at the Masters' Annual Meeting, in November of each year. The committee has been approved for 2021-2022.

We will review the Master's Plan as it exists.

Our Assignments

As a representation of the Master, I prepared for the meeting on March 8, 2022 at Veterans Theater between 9:30am and 12:30pm.

The Committee will work with Shawna D. the Manager of the Master, our Oversight Director and when necessary, report to the Master Board. We will work with Liz Argott who historically pulled together the Management (FSR, Vesta, USI and CERT) to get the plan in place for 2021 (given all the problems with Covid) as representatives of the Master Disaster committee in the future.

We will work with various organizations throughout the SCC community to help us educate and promote the preparedness for the larger community as necessary.

We will develop detailed plans with the aid of the General Manager, for the Masters' preparedness, creating point people and plans for each area.

Infrastructure Plans

We will be part of the overall plan for the Master property, in helping communication within our community and outside vendors as necessary.

We are charged with putting together the plan for the removal of trees, cleaning up of pond inspections, bridge conditions, working with the Planning Committee on creating an emergency exit.

Create maps of the various locations for tree removal, debris removal and dump cleanup. Instruct vendor what their responsibility.

How do we deal with search and rescue? When and where is CERT involved.

Who is in charge of the traffic control?

Members of the community we should contact to involve in our planning

Sheriff Jeff Merry

Radio Club

Managers of Landscape

Security at Kings Point

Vendor Management

Create the 1- and 5-year plan.

Plan to harden off the buildings. Create phases, work with Recreational Facilities Executive Committee. Work with Vesta to consider our plans and work with the Master Planning Committee.